083.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,600 / 829,600
					USE VALUE:	829,600 / 829,600
					ASSESSED:	829,600 / 829,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERALTA PARTICK
Owner 2:	PERALTA KRISTINA MARIE
Owner 3:	
Street 1:	42 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERALTA PARTICK -
Owner 2:	CERUZZI KRISTINA MARIE -
Street 1:	42 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,722 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4722.000	451,400	4,700	373,500	829,600
Total Card	0.108	451,400	4,700	373,500	829,600
Total Parcel	0.108	451,400	4,700	373,500	829,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.91 | /Parcel: 391.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 51856

GIS Ref

GIS Ref

Insp Date 10/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0002-0002.0

!6754!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	451,400	4700	4,722.	373,500	829,600	829,600	Year End Roll	12/18/2019
2019	101	FV	355,900	3900	4,722.	368,200	728,000	728,000	Year End Roll	1/3/2019
2018	101	FV	355,900	3900	4,722.	282,800	642,600	642,600	Year End Roll	12/20/2017
2017	101	FV	355,900	3900	4,722.	266,800	626,600	626,600	Year End Roll	1/3/2017
2016	101	FV	355,900	3900	4,722.	245,400	605,200	605,200	Year End	1/4/2016
2015	101	FV	331,700	3900	4,722.	229,400	565,000	565,000	Year End Roll	12/11/2014
2014	101	FV	331,700	3900	4,722.	211,300	546,900	546,900	Year End Roll	12/16/2013
2013	101	FV	331,700	3900	4,722.	211,300	546,900	546,900		12/13/2012

PRINT

Date	Time
12/10/20	21:28:37

LAST REV

Date	Time
10/10/19	10:54:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6754

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERALTA PARTICK	73247-442	1	9/9/2019	Convenience	1	No	No		
LO CHRISTINA T,	71277-571	1	7/6/2018		820,000	No	No		
CURCIO EDWARD P	56041-400		12/13/2010		581,000	No	No		
GOALESS HASSAN	45962-22		8/26/2005		635,000	No	No		
BRODETTE GEORGE	43469-47		8/8/2004	Change>Sale	330,000	No	No		
	9150-357		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	51856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2004	776	Manual	50,000					interior painting
8/18/2004	752	Demoliti	6,500					INT DEMO, REMOVE F

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
2/26/2009	Meas/Inspect	189	PATRIOT
1/18/2006	MLS	MM	Mary M
9/27/2005	Fieldrev-Chg	BR	B Rossignol
4/7/2005	Permit Visit	BR	B Rossignol
12/17/2004	MLS	MM	Mary M
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4722		Sq. Ft.	Site		0	70.	1.13	6			Topo	-5					373,503						373,500	

Total AC/HA: 0.10840 | Total SF/SM: 4722 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 373,503 | Spl Credit | Total: 373,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	108743
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473185
Depreciation:	21767
Depreciated Total:	451418

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

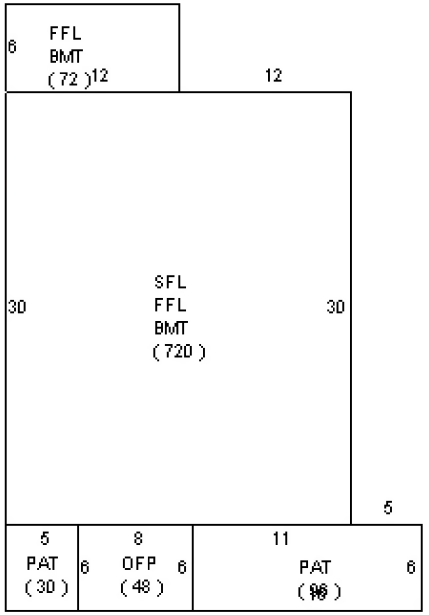
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.03
Special Features:	0	Val/Su Net:	190.46
Final Total:	451400	Val/Su SzAd	321.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	91.260	72,278
FFL	First Floor	792	175.480	138,982
SFL	Second Floor	612	175.480	107,395
PAT	Patio	126	5.230	658
OFP	Open Porch	48	44.000	2,112

Net Sketched Area:	2,370	Total:	321,425
Size Ad	1404	Gross Are	2478	FinArea	2117
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	GD	1925	26.96	T	30	101			3,900			3,900
19	Patio	D	Y	1	16X17	A	AV	2000	3.63	T	15.2	101			800			800

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700